See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 03rd November 2026



AYSGARTH PARK, MAIDENHEAD, SL6

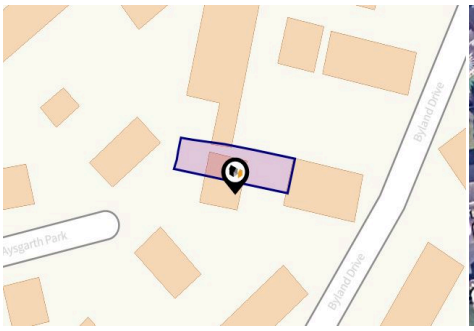
Avocado Property

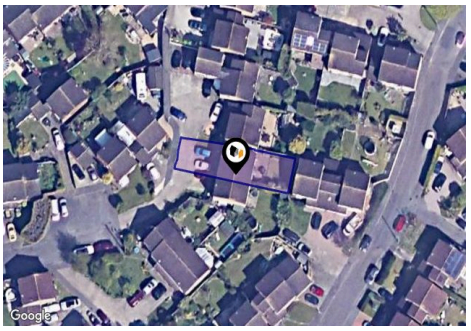
07545 349240
ollie@avocadopropertyagents.co.uk
www.avocadopropertyagents.co.uk

Powered by sprift
Know any property instantly

Property
Overview







Property

Type:	Semi-Detached	**Tenure:**	Freehold
Bedrooms:	3		
Plot Area:	0.06 acres		
Council Tax :	Band E		
Annual Estimate:	£2,387		
Title Number:	BK164592		

Local Area

Local Authority: Windsor and maidenhead

Conservation Area: No

Flood Risk:

- Rivers & Seas: Low
- Surface Water: Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

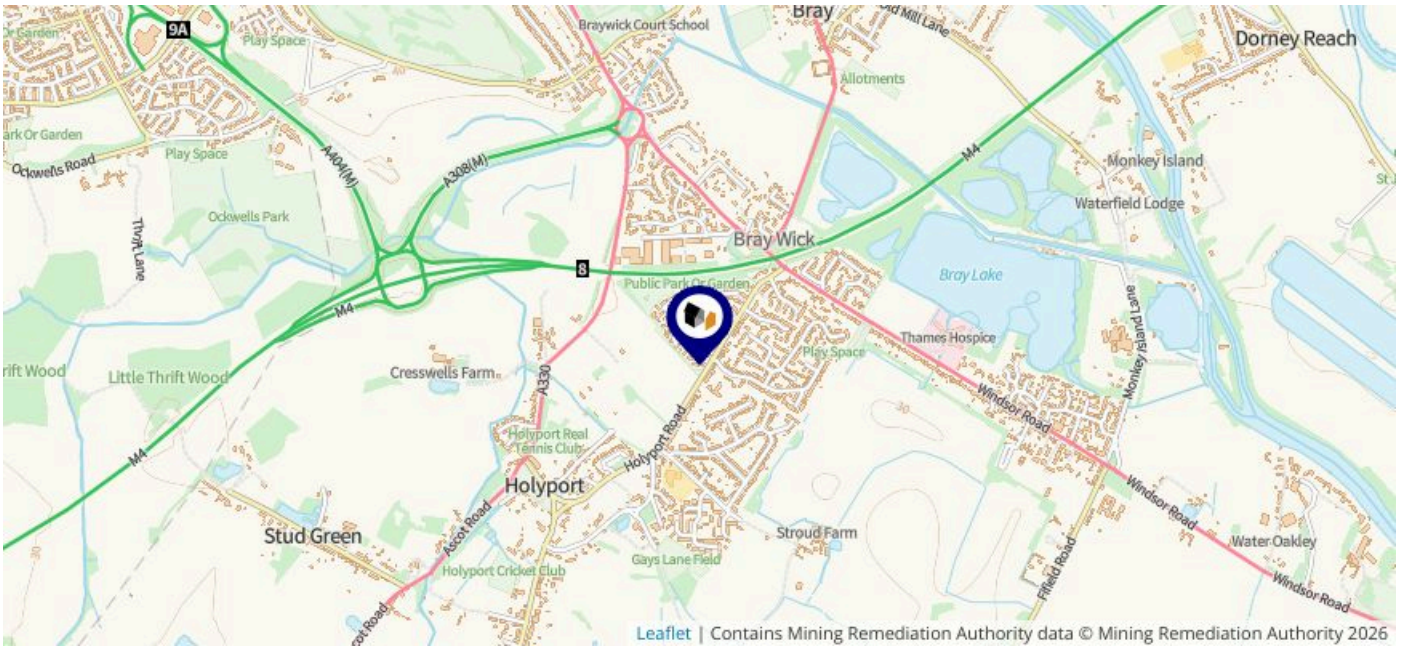
7	73	-
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

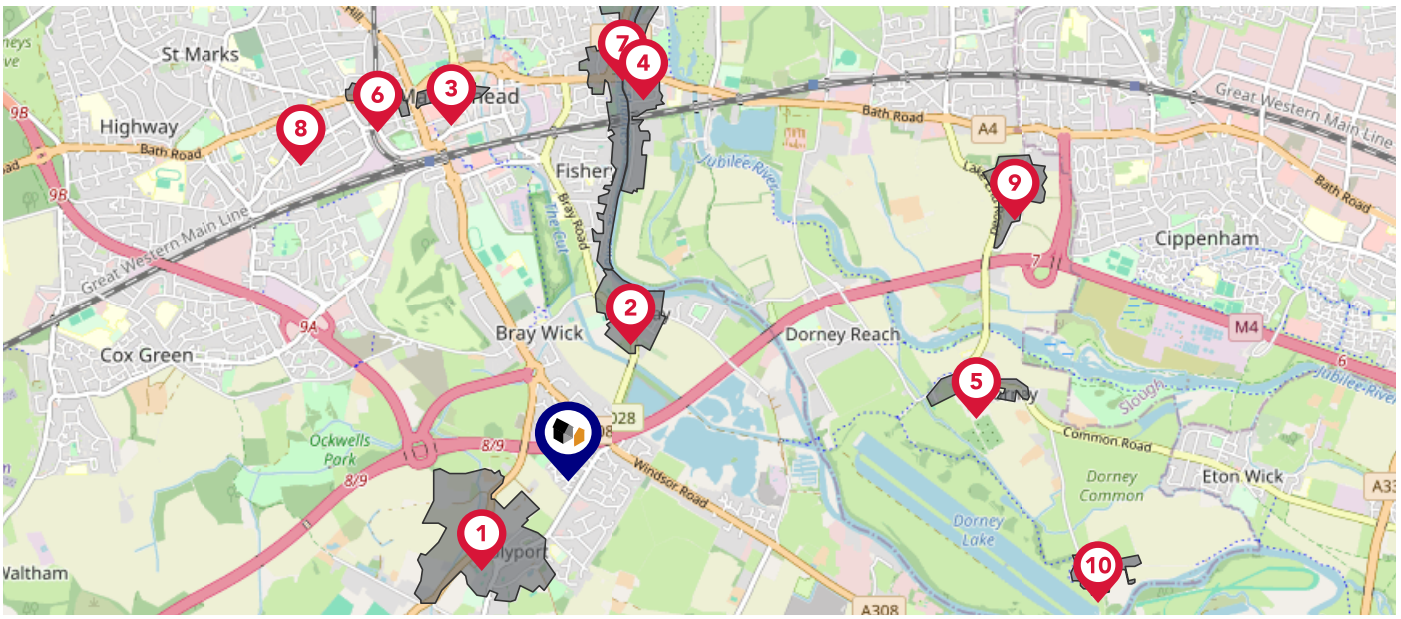
- Adit
- Gutter Pit
- Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps
Conservation Areas

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.

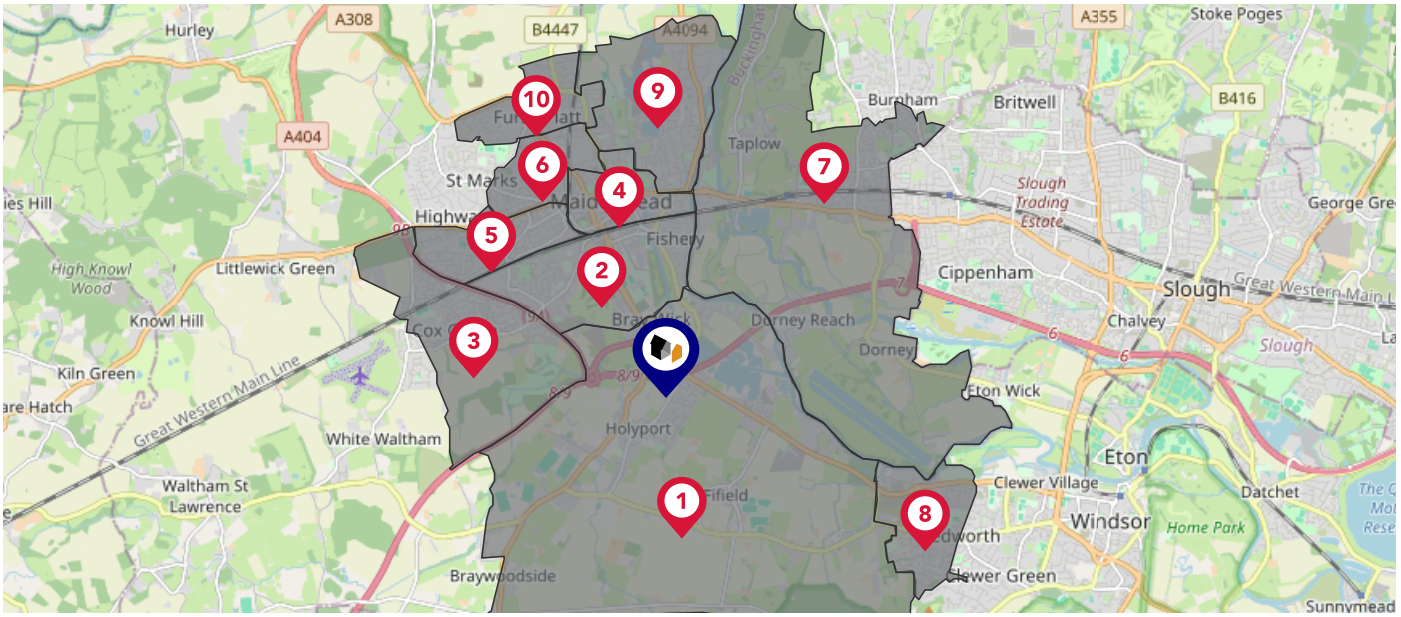


Nearby Conservation Areas	
1	Holyport
2	Bray Village
3	Maidenhead Town Centre
4	Taplow Riverside
5	Dorney
6	Castle Hill, Maidenhead
7	Maidenhead Riverside (inc Boult Lock and Maidenhead Bridge)
8	All Saints, Boyn Hill, Maidenhead
9	Huntercombe
10	Boveney

Powered by sprift

Maps
Council Wards

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



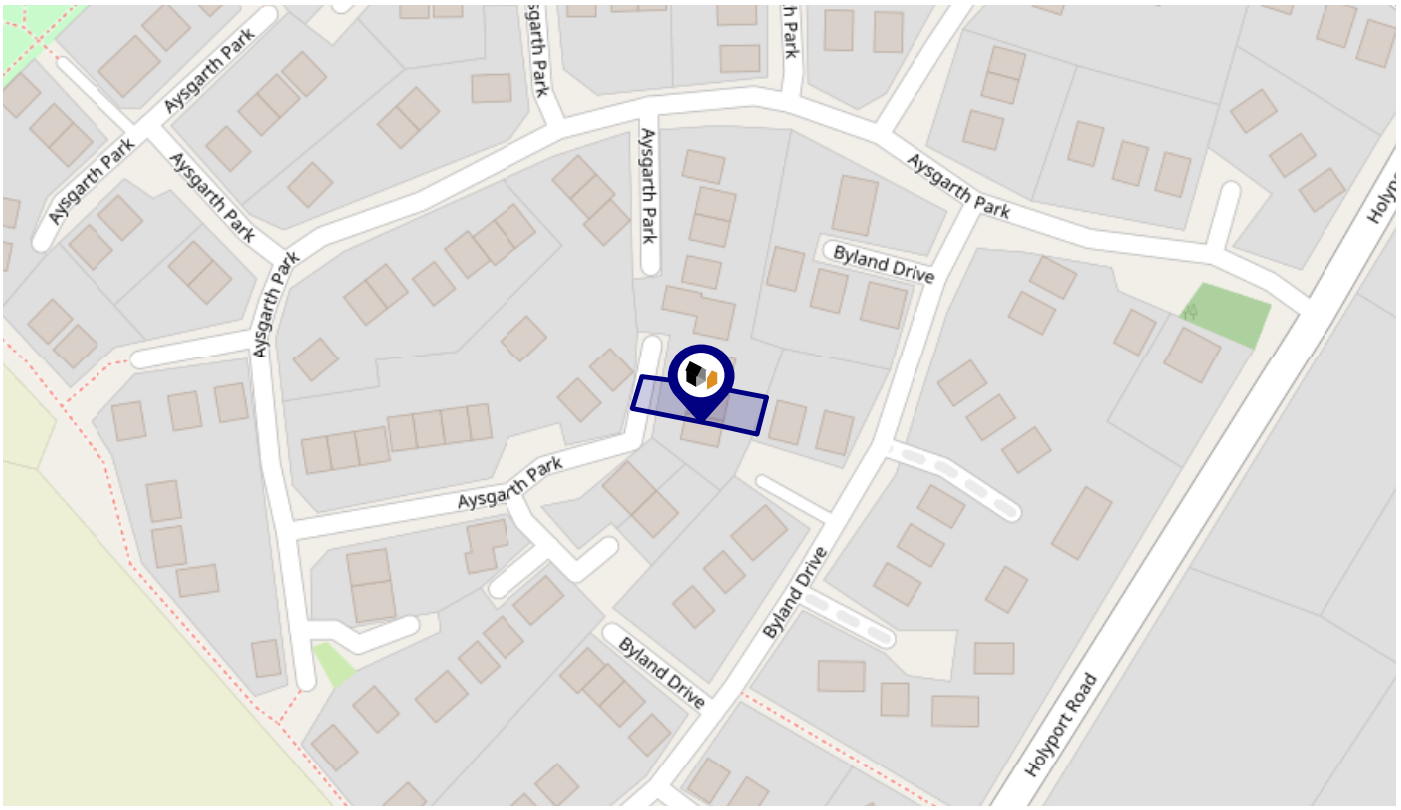
Nearby Council Wards

1	Bray Ward
2	Oldfield Ward
3	Cox Green Ward
4	St. Mary's Ward
5	Boyn Hill Ward
6	Belmont Ward
7	Cliveden Ward
8	Clewer & Dedworth West Ward
9	Riverside Ward
10	Furze Platt Ward

Powered by sprift
Know any property instantly

Maps
Rail Noise

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

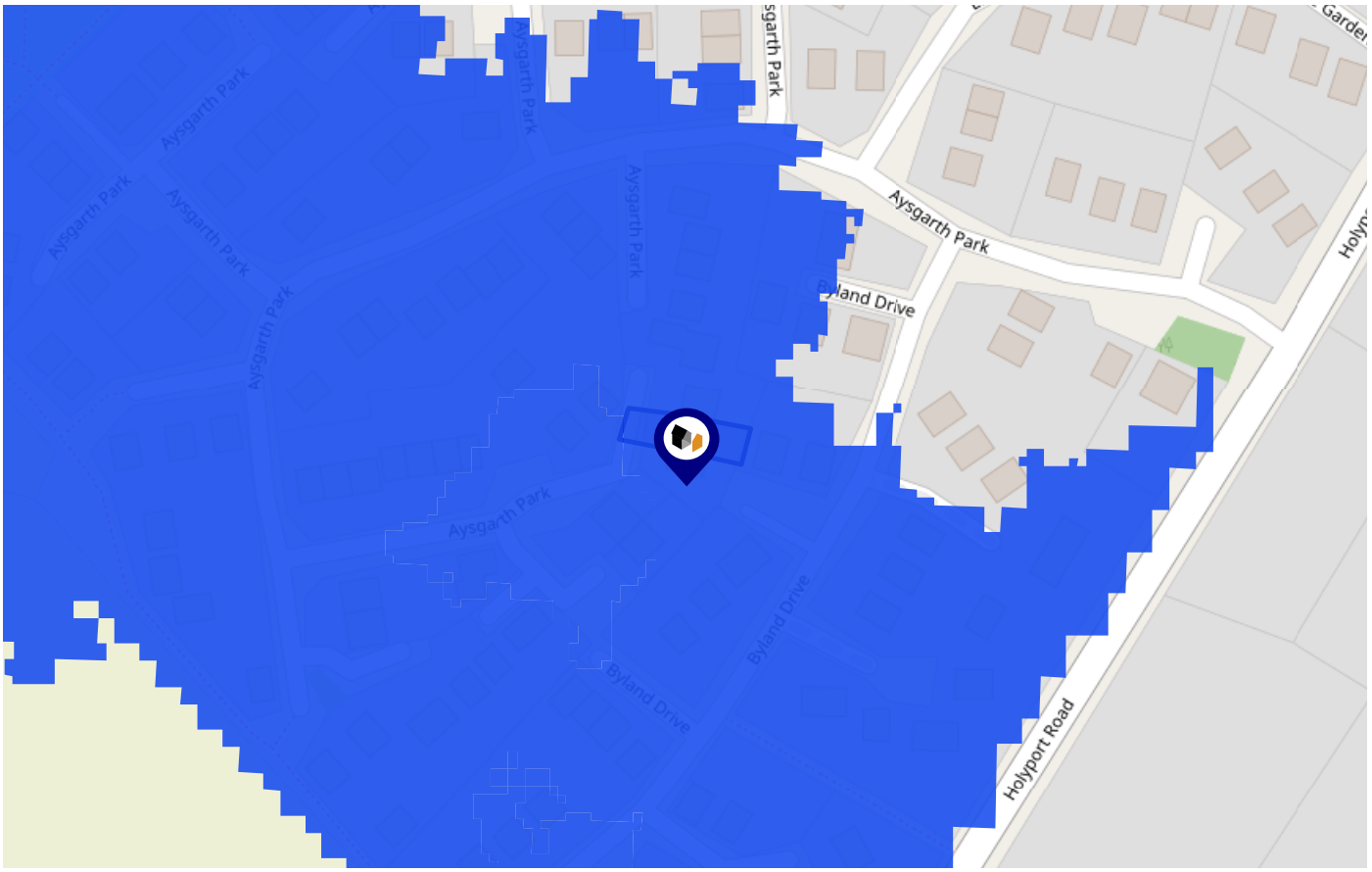
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5	75.0+ dB
4	70.0-74.9 dB
3	65.0-69.9 dB
2	60.0-64.9 dB
1	55.0-59.9 dB

Powered by sprift

Flood Risk
Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

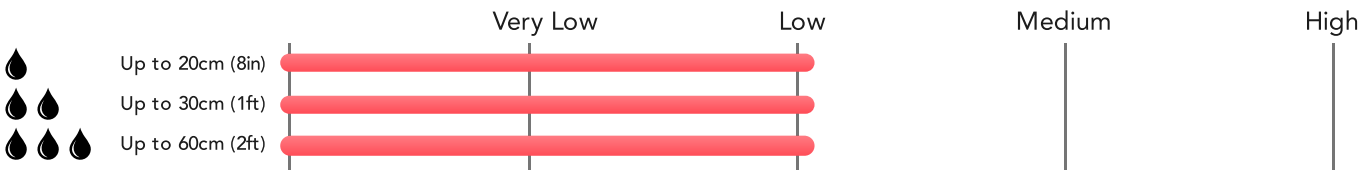


Risk Rating: Low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **High Risk -** an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- **Medium Risk -** an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- **Low Risk -** an area which has a chance of flooding of greater than **1 in 1000 (0.1%)** in any one year.
- **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

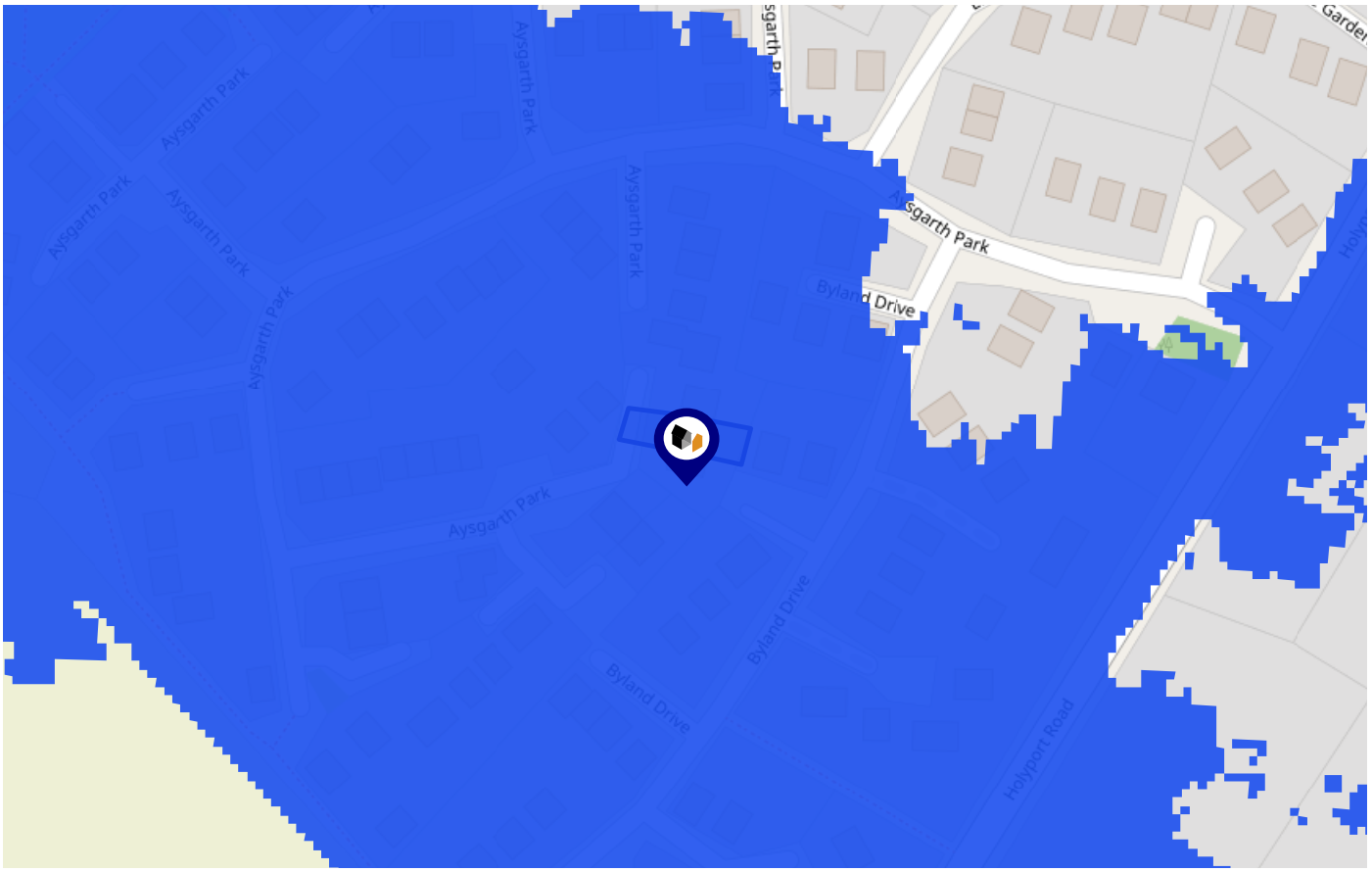
Chance of flooding to the following depths at this property:



Powered by sprift

Flood Risk
Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

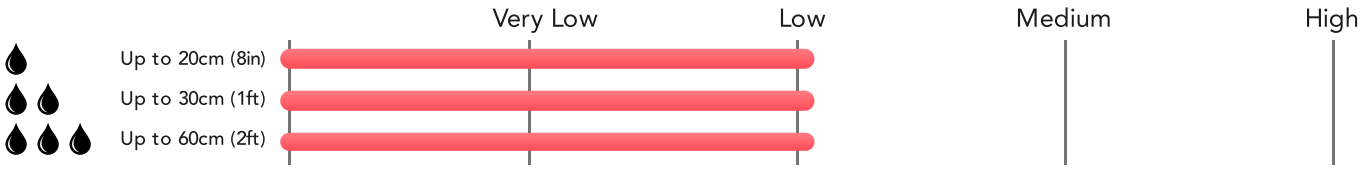


Risk Rating: Low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **High Risk -** an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- **Medium Risk -** an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- **Low Risk -** an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- **Very Low Risk -** an area in which the risk is below 1 in 1000 (0.1%) in any one year.

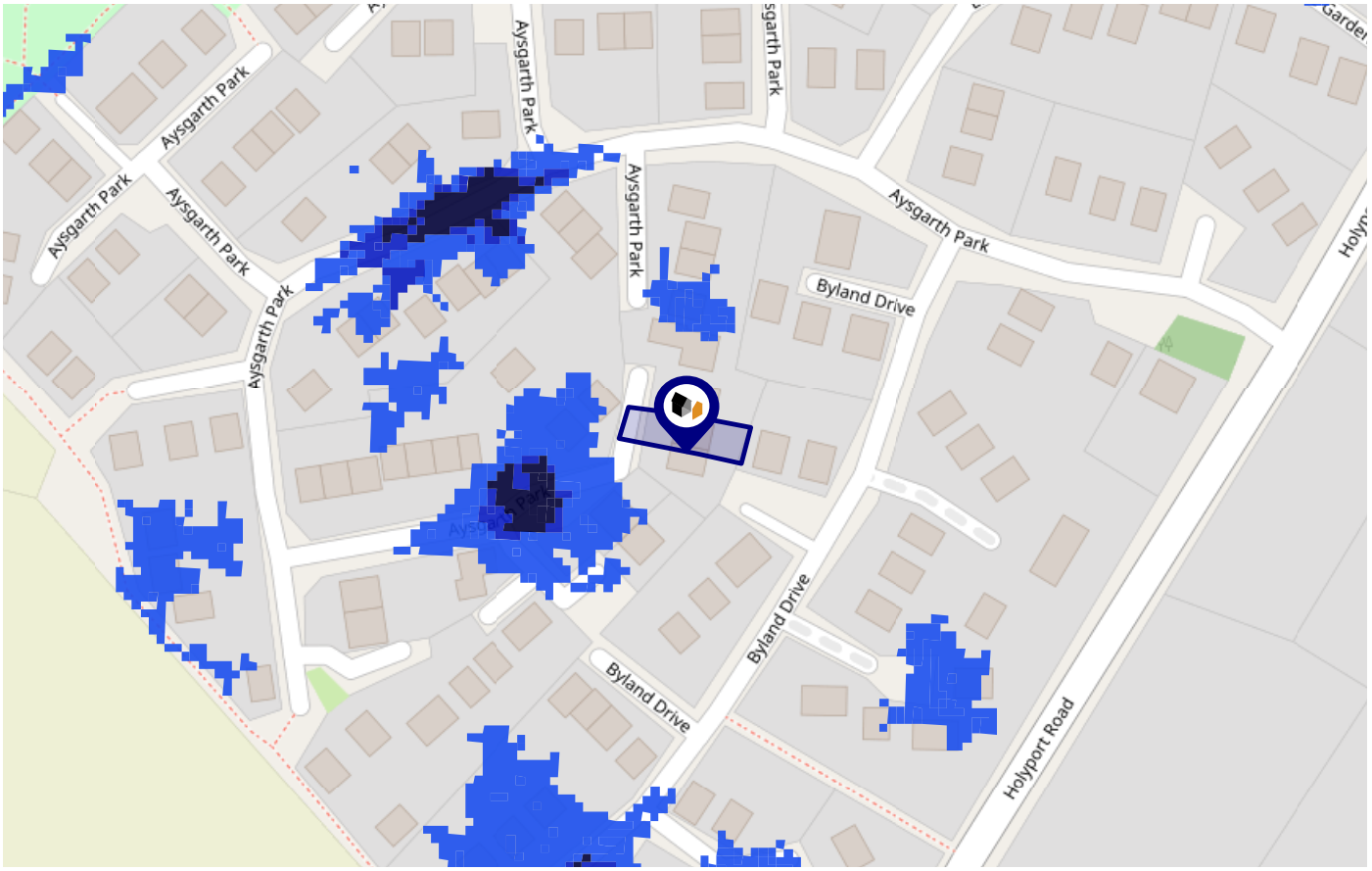
Chance of flooding to the following depths at this property:



Powered by sprift
Know any property instantly

Flood Risk
Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

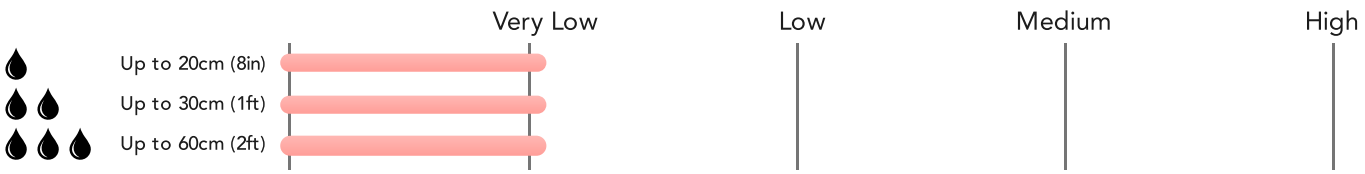


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **High Risk -** an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- **Medium Risk -** an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- **Low Risk -** an area which has a chance of flooding of greater than **1 in 1000 (0.1%)** in any one year.
- **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

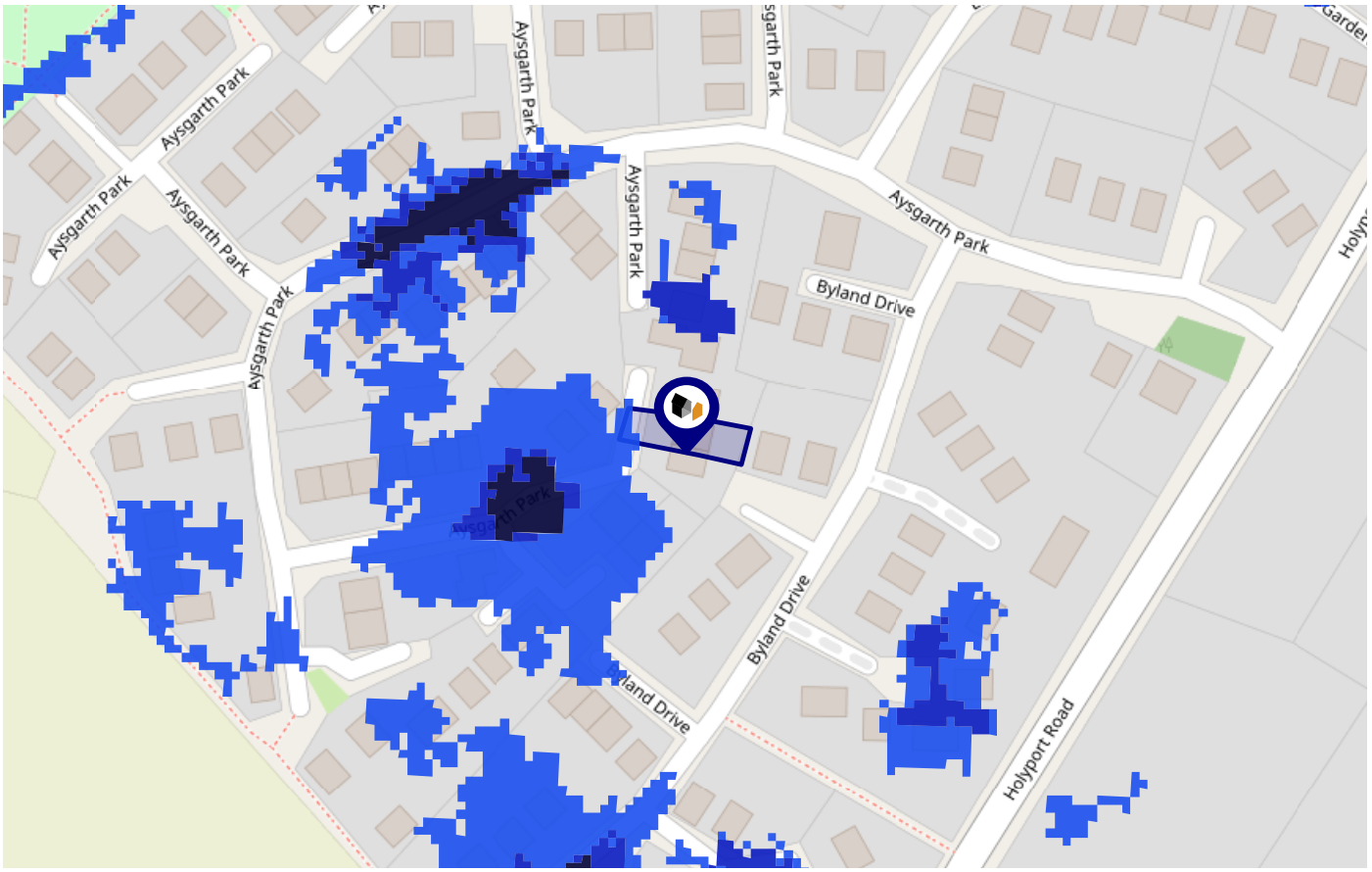
Chance of flooding to the following depths at this property:



Powered by sprift

Flood Risk
Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

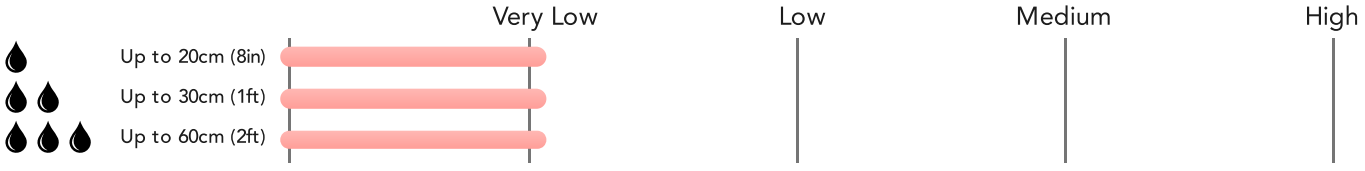


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **High Risk -** an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- **Medium Risk -** an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- **Low Risk -** an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- **Very Low Risk -** an area in which the risk is below 1 in 1000 (0.1%) in any one year.

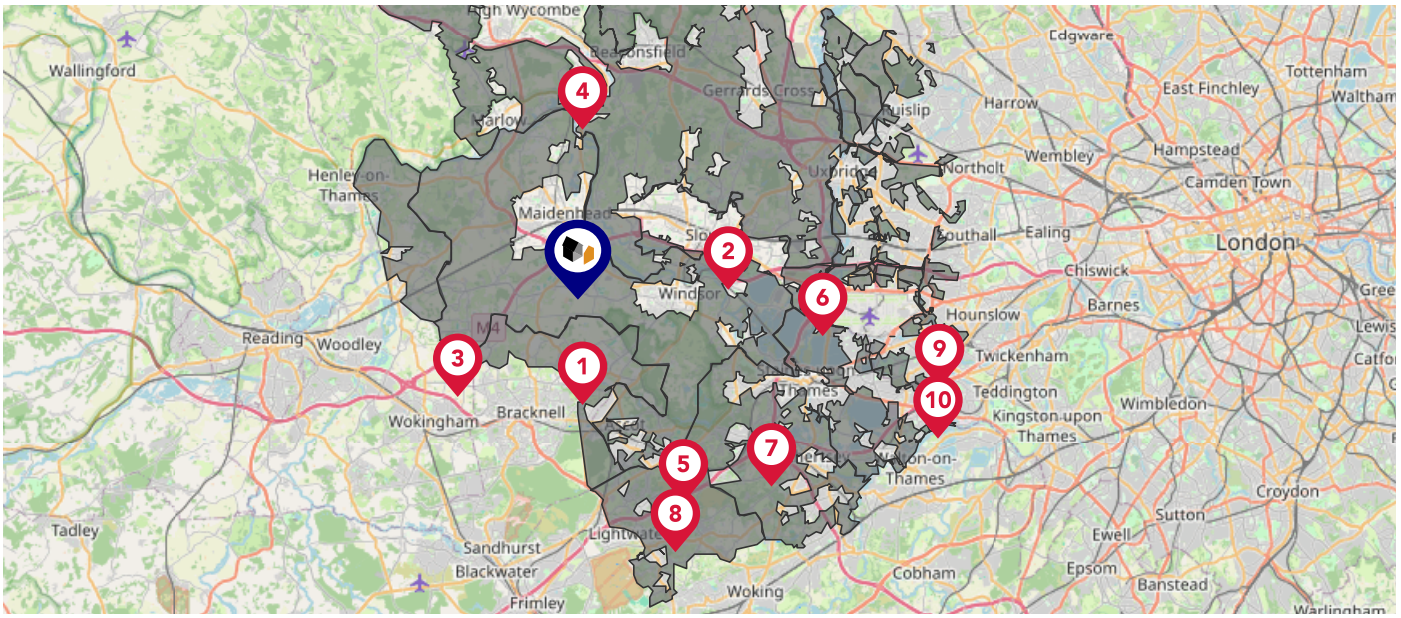
Chance of flooding to the following depths at this property:



Powered by sprift
Know any property instantly

Maps
Green Belt

This map displays nearby areas that have been designated as Green Belt...

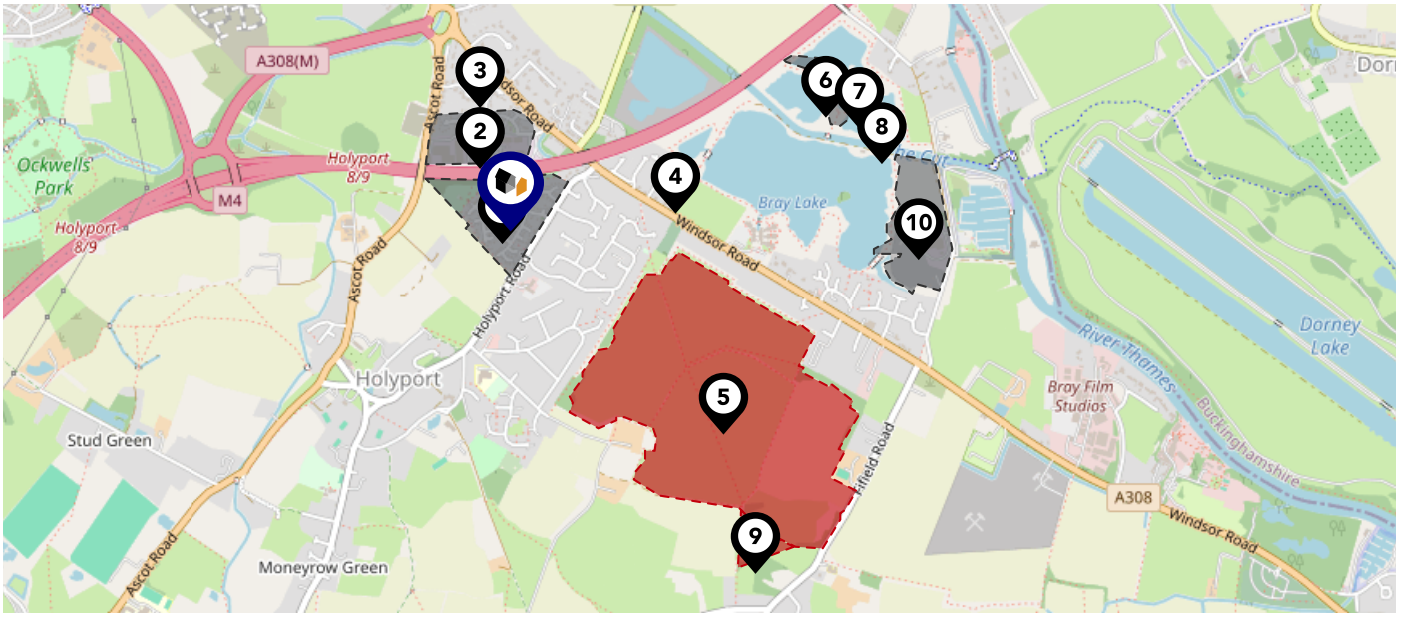


Nearby Green Belt Land	
1	London Green Belt - Bracknell Forest
2	London Green Belt - Slough
3	London Green Belt - Wokingham
4	London Green Belt - Buckinghamshire
5	London Green Belt - Windsor and Maidenhead
6	London Green Belt - Hillingdon
7	London Green Belt - Runnymede
8	London Green Belt - Surrey Heath
9	London Green Belt - Hounslow
10	London Green Belt - Spelthorne

Powered by sprift
Know any property instantly

Maps
Landfill Sites

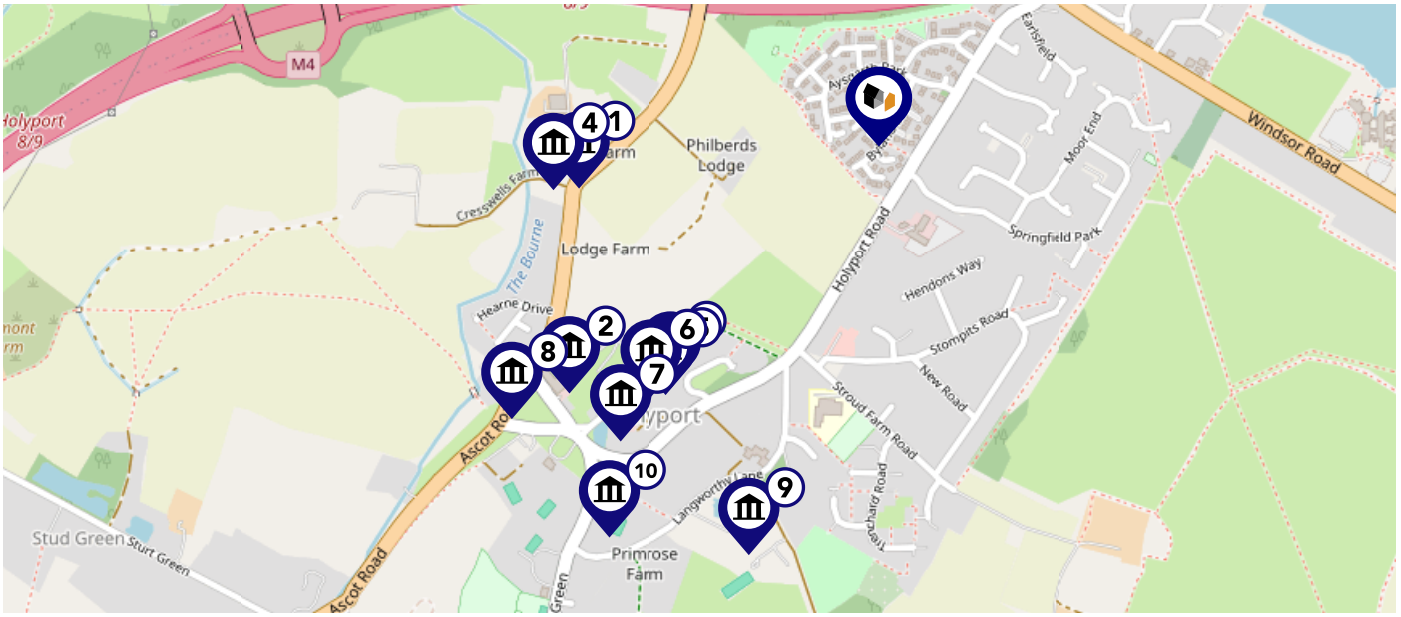
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites		
1	Aysgarth Park-Bray, Maidenhead, Berkshire	Historic Landfill
2	Priors Way-Bray	Historic Landfill
3	Priors Way-Bray	Historic Landfill
4	Bray Court Hotel-Holyport	Historic Landfill
5	EA/EPR/AP3793EN/V014 - Biffa Waste Services Ltd	Active Landfill
6	Weirbank-Bray	Historic Landfill
7	Weirbank Stud Farm-Bray	Historic Landfill
8	Weirbank Stud Farm-Bray	Historic Landfill
9	EA/EPR/RP3393EQ/A001	Active Landfill
10	Monkey Island Lane-Bray	Historic Landfill

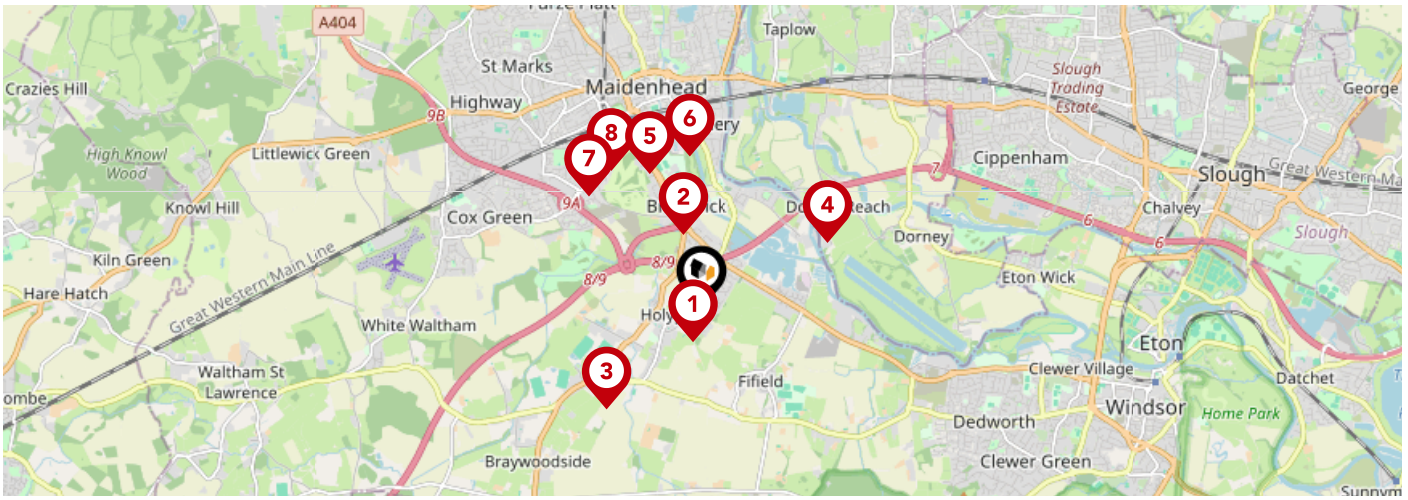
Maps
Listed Buildings

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1 1117487 - Moor House Farmhouse	Grade II	0.3 miles
2 1319430 - Royal County Of Berks Real Tennis Club	Grade II	0.4 miles
3 1117463 - Coventry Cottage	Grade II	0.4 miles
4 1117488 - 1 The Barn , 2 Beam Ends, 3 Threshers And Number 4	Grade II	0.4 miles
5 1117464 - Goffs Cottage Ivy Cottage	Grade II	0.4 miles
6 1117466 - Hamble Cottage	Grade II	0.4 miles
7 1117465 - Anne Duel's House	Grade II	0.4 miles
8 1117485 - 1, 2, And 3, Ascot Road	Grade II	0.5 miles
9 1117467 - John Gay's House	Grade II	0.5 miles
10 1319438 - Holyport House	Grade II	0.5 miles

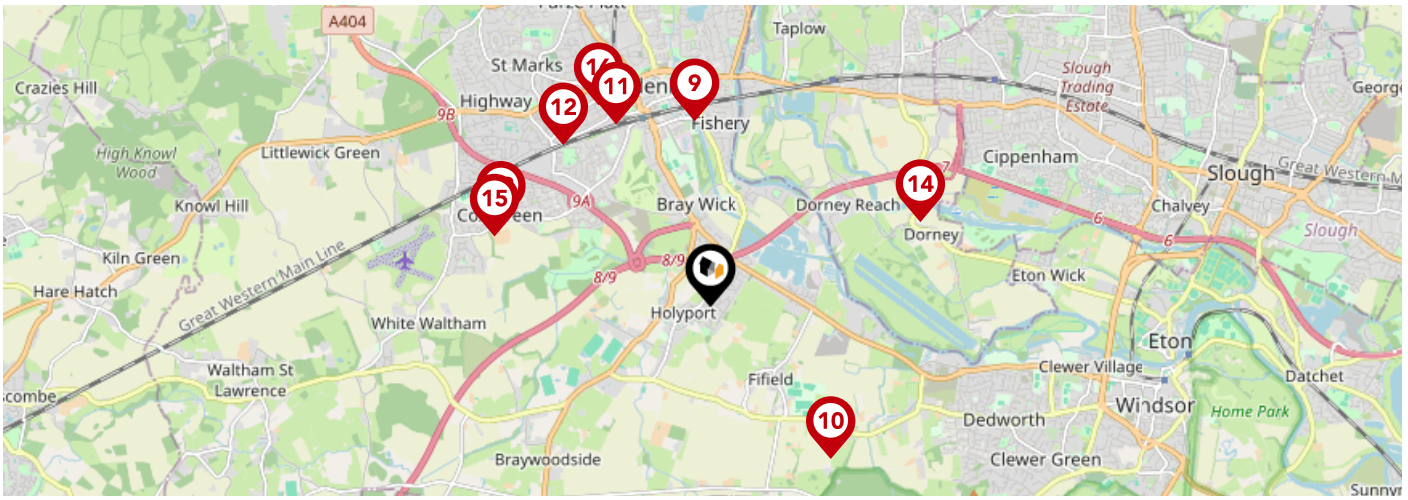
Area
Schools



	Nursery	Primary	Secondary	College	Private
1 Holyport CofE Primary School Ofsted Rating: Good | Pupils: 219 | Distance:0.33	☐	☑	☐	☐	☐
2 Braywick Court School Ofsted Rating: Outstanding | Pupils: 263 | Distance:0.69	☐	☑	☐	☐	☐
3 Holyport College Ofsted Rating: Good | Pupils: 613 | Distance:1.28	☐	☐	☑	☐	☐
4 Dorney School Ofsted Rating: Requires improvement | Pupils: 164 | Distance:1.31	☐	☑	☐	☐	☐
5 Forest Bridge School Ofsted Rating: Good | Pupils: 113 | Distance:1.32	☐	☐	☑	☐	☐
6 Oldfield Primary School Ofsted Rating: Outstanding | Pupils: 415 | Distance:1.4	☐	☑	☐	☐	☐
7 Larchfield Primary and Nursery School Ofsted Rating: Good | Pupils: 239 | Distance:1.46	☐	☑	☐	☐	☐
8 Desborough College Ofsted Rating: Good | Pupils: 728 | Distance:1.51	☐	☐	☑	☐	☐

Powered by sprift

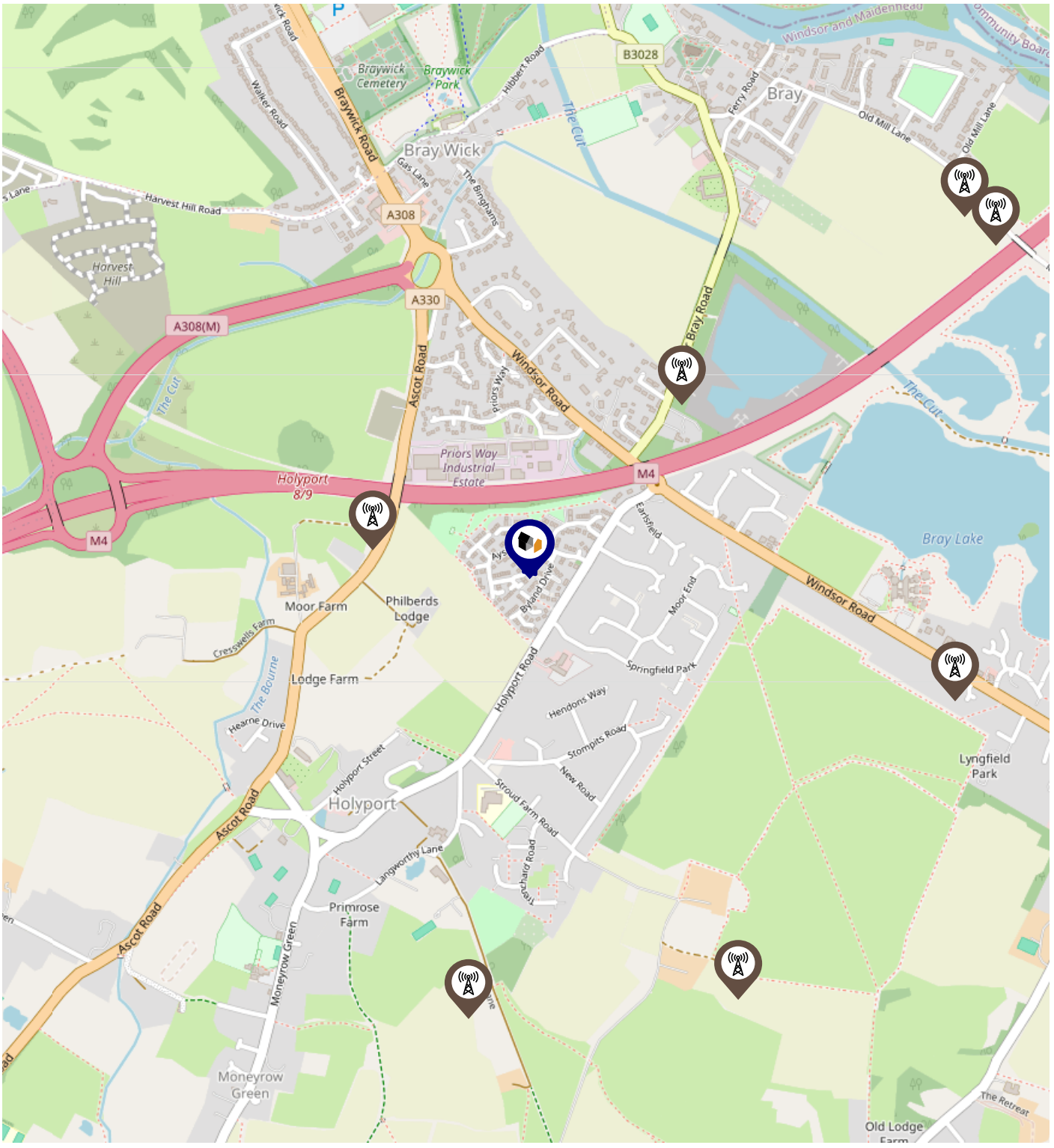
Area
Schools



		Nursery	Primary	Secondary	College	Private
9	**RBWM Alternative Learning Provision** Ofsted Rating: Good | Pupils: 18 | Distance:1.71	☐	☐	☑	☐	☐
10	**Braywood CofE First School** Ofsted Rating: Good | Pupils: 120 | Distance:1.79	☐	☑	☐	☐	☐
11	**Highfield Preparatory School Limited** Ofsted Rating: Not Rated | Pupils: 94 | Distance:1.89	☐	☐	☑	☐	☐
12	**Boyne Hill CofE Infant and Nursery School** Ofsted Rating: Outstanding | Pupils: 216 | Distance:2.01	☐	☑	☐	☐	☐
13	**Wessex Primary School** Ofsted Rating: Requires improvement | Pupils: 364 | Distance:2.08	☐	☑	☐	☐	☐
14	**Eton Dorney Independent Therapeutic School** Ofsted Rating: Requires improvement | Pupils: 27 | Distance:2.09	☐	☐	☑	☐	☐
15	**Lowbrook Academy** Ofsted Rating: Good | Pupils: 330 | Distance:2.1	☐	☑	☐	☐	☐
16	**Claires Court Schools** Ofsted Rating: Not Rated | Pupils: 961 | Distance:2.13	☐	☐	☑	☐	☐

Powered by sprift
Know any property instantly

Local Area
Masts & Pylons



Key:

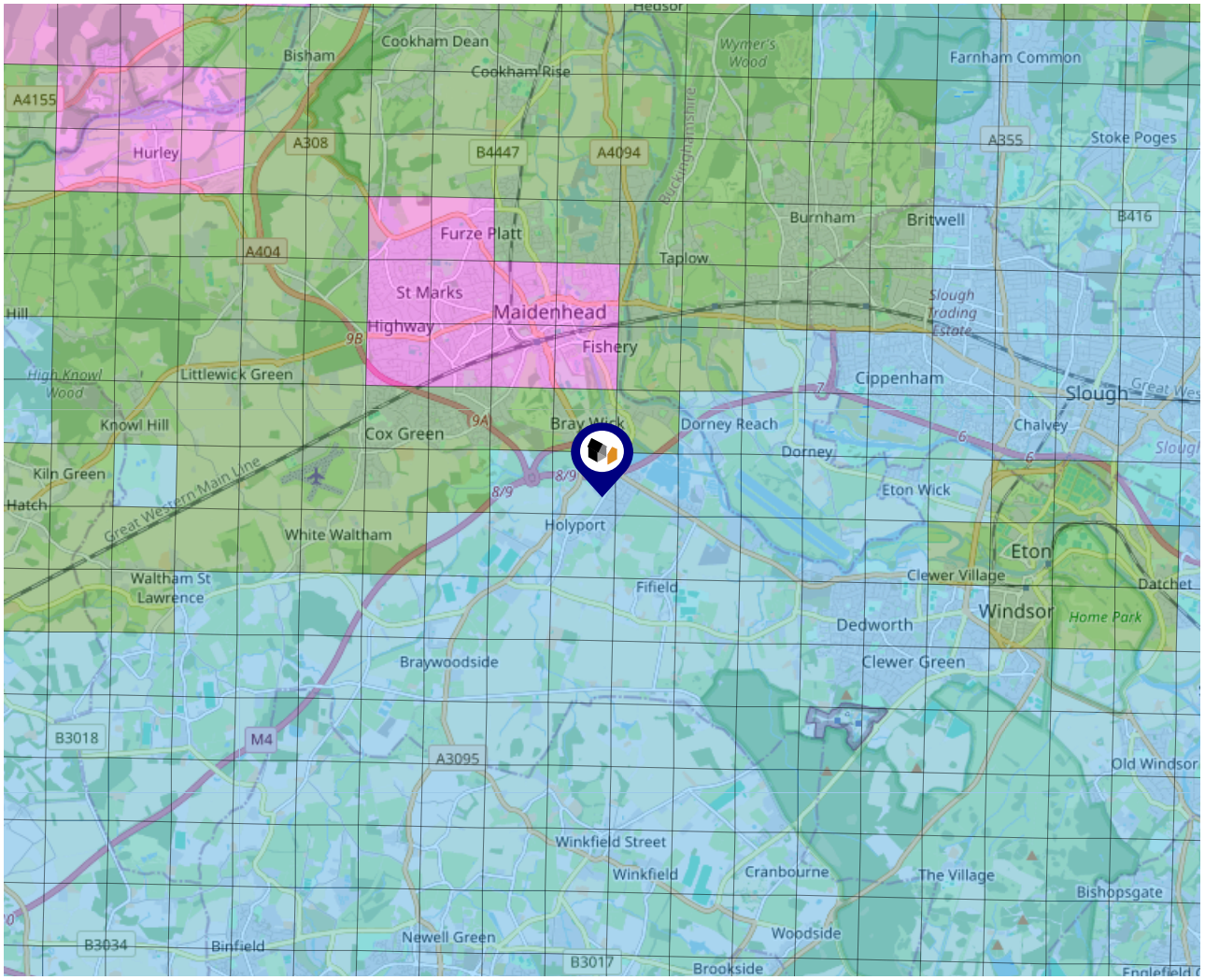
- Power Pylons
- Communication Masts

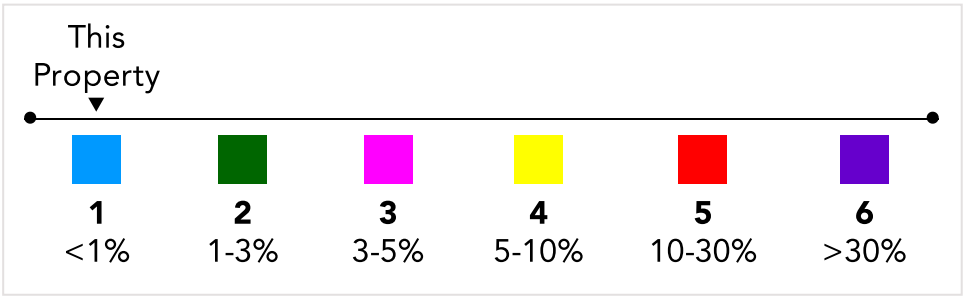
Powered by sprift
Know any property instantly

Environment
Radon Gas

What is Radon?

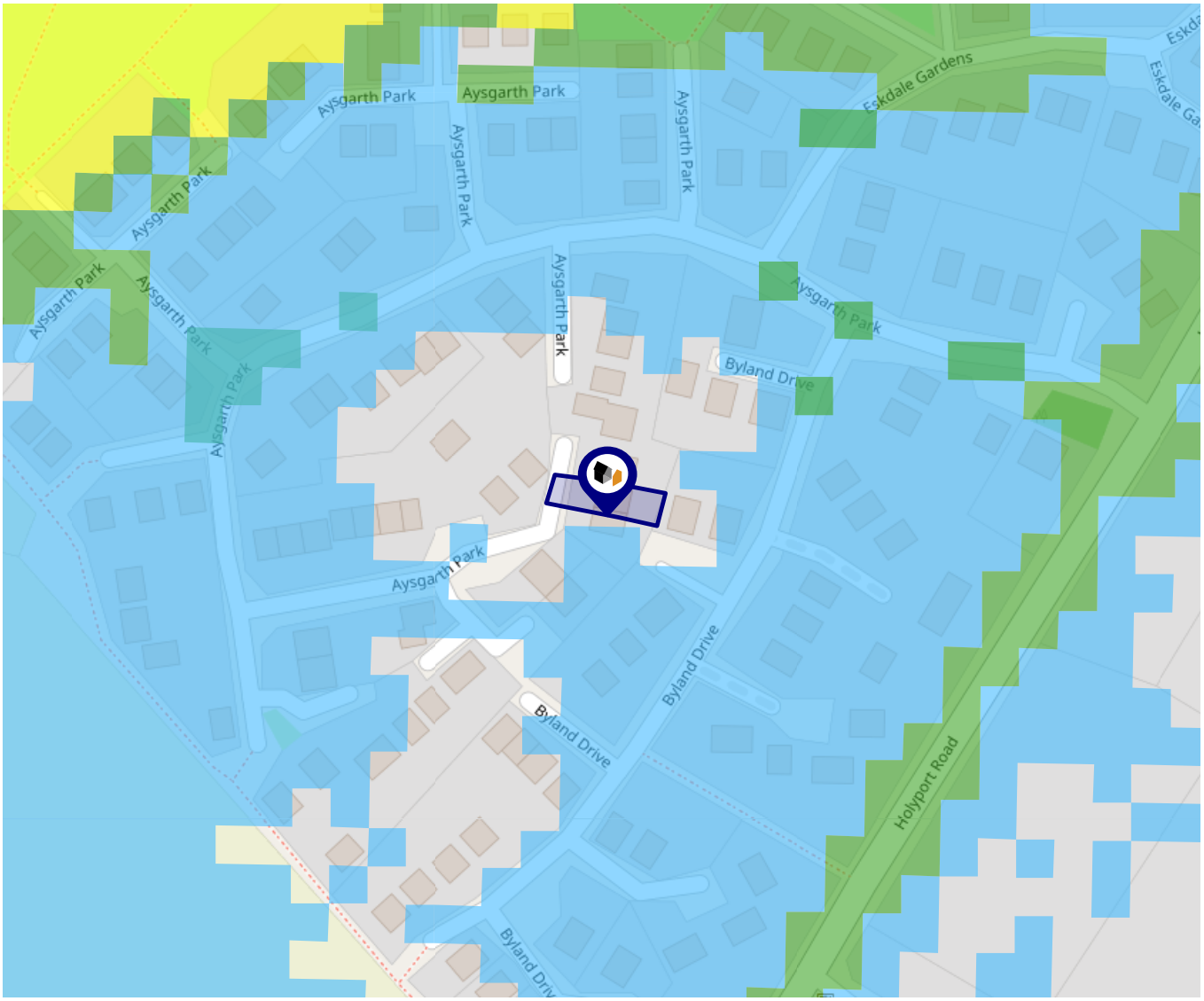
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).





Powered by sprift
Know any property instantly

Local Area
Road Noise



The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

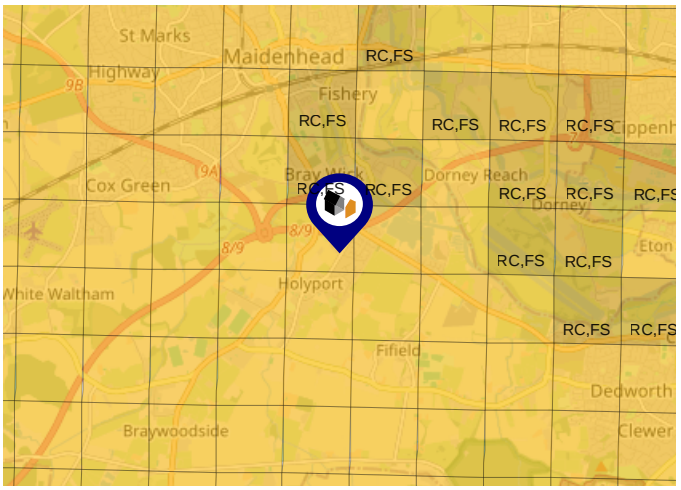
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Powered by sprift

Environment
Soils & Clay

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	**Soil Texture:**	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	**Soil Depth:**	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		

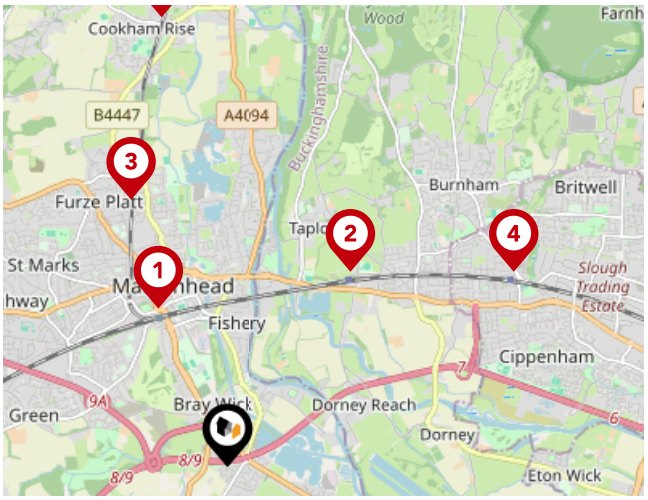


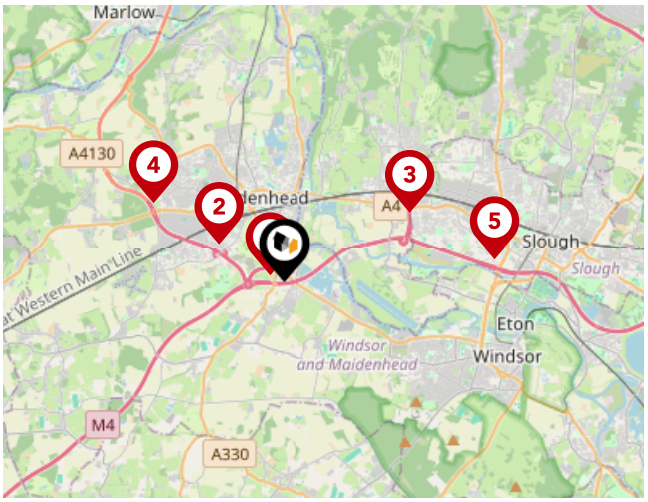
Primary Classifications (Most Common Clay Types)

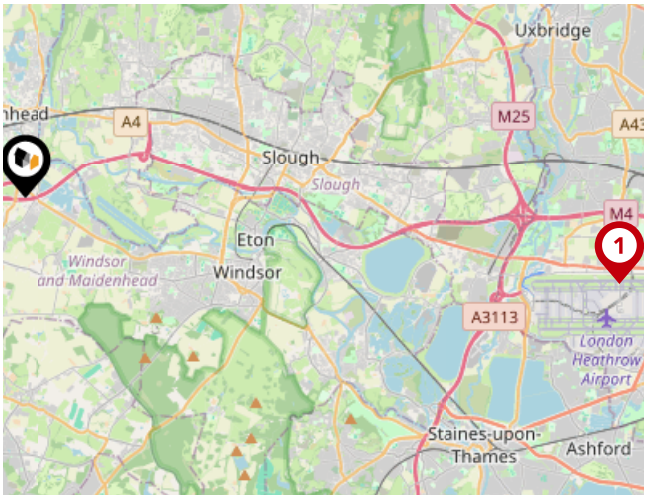
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

Powered by sprift

Area
Transport (National)







National Rail Stations

Pin	Name	Distance
1	Maidenhead Rail Station	1.59 miles
2	Taplow Rail Station	2.13 miles
3	Furze Platt Rail Station	2.6 miles
4	Burnham (Berks) Rail Station	3.2 miles
5	Cookham Rail Station	4.18 miles

Trunk Roads/Motorways

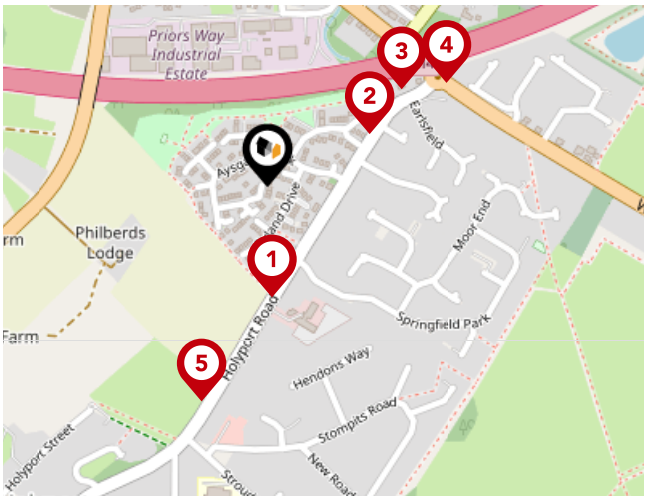
Pin	Name	Distance
1	M4 J8	0.29 miles
2	A404(M) J9A	1.38 miles
3	M4 J7	2.63 miles
4	A404(M) J9	2.84 miles
5	M4 J6	3.88 miles

Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	11.08 miles

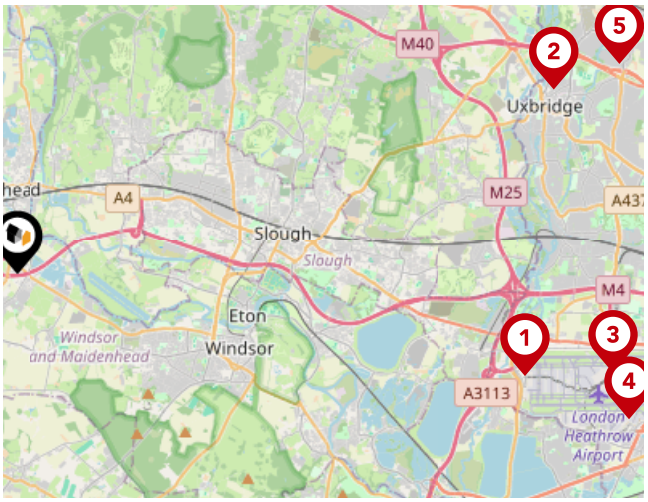
Powered by sprift
Know any property instantly

Area
Transport (Local)



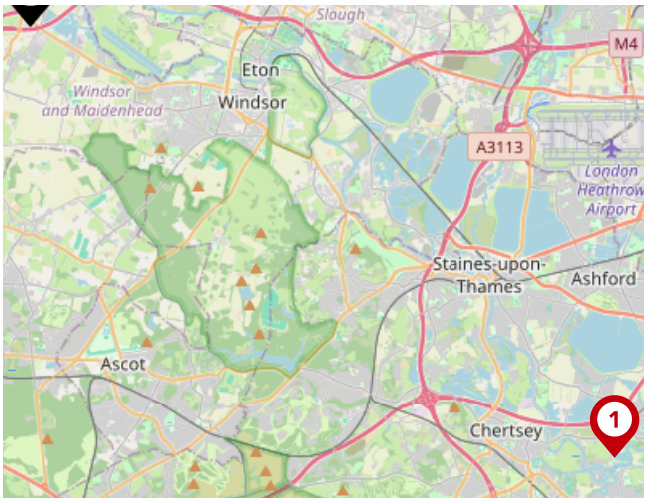
Bus Stops/Stations

Pin	Name	Distance
1	Tectonic Place	0.12 miles
2	Earlsfield	0.13 miles
3	Earlsfield	0.19 miles
4	Holyport Turn	0.23 miles
5	Stroud Farm Corner	0.25 miles



Local Connections

Pin	Name	Distance
1	Heathrow Terminal 5 Underground Station	9.54 miles
2	Uxbridge Underground Station	10.45 miles
3	Heathrow Terminals 2 & 3 Underground Station	11.15 miles
4	Heathrow Terminal 4 Underground Station	11.59 miles
5	Hillingdon Underground Station	11.75 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	13.4 miles

Powered by sprift
Know any property instantly

Avocado Property

We are proud to be different, we want to create a legacy as the business that positively disrupted the industry and challenged the estate agent status quo.

Our clients all get direct access to business partners who live locally and are part of their local community. We work with local businesses to help promote their companies free of charge and we give back to teachers, nurses and armed forces servicemen/women.

We are passionate about changing the industry, passionate about helping people move on to the next chapter in their lives and passionate about property.

Avocado Property
Testimonials

Testimonial 1

From start to Finish, working with Ollie has been a real pleasure. When looking for an estate agent we of course went to all the 'regular high street names' and the sales pitch felt rehearsed and scripted. Ollie came in with a real personal approach and a passion for the task and we knew straight away he was the right fit for us.

Ignore the 'big estate agents', Ollie will blow them out the water.

Testimonial 2

After a disappointing experience with a high street estate agent we chose to go with Ollie and did not regret it. We appreciated his candid advice on pricing and styling, recommendations for a house dresser and solicitor all of which resulted in several offers well over the asking price. I am convinced most other agents would have just let things plod along at a slow pace. I would 100% recommend Ollie at avocado.

Testimonial 3

I cannot rate Ollie enough, he is incredibly talented at what he does, he is not just an estate agent, he is amazing at marketing and knows how to get your property seen far and wide using social media. The videos and picture he does, even using the drone make a massive difference.

Honestly, he is an all-round top guy and will always be the estate agent I would recommend to everyone.

/avocadoproperty

/avocado_property

Agent
Disclaimer

Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Avocado Property or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Avocado Property and therefore no warranties can be given as to their good working order.

Avocado Property
Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.

Powered by sprift
Know any property instantly

Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

avocado property | iAD ESTATE AGENTS

Avocado Property

07545 349240
ollie@avocadopropertyagents.co.uk
www.avocadopropertyagents.co.uk

Ordnance Survey
Land Registry
Environment Agency
Historic England
Office for National Statistics
Ofcom
Royal Mail